

CITY OF WAVELAND
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
JULY 24TH, 2023 6:00 PM

1. Call to Order / Roll Call.
2. Motion to approve the minutes from the Planning & Zoning Special Meeting held Monday, June 12, 2023 & the Planning & Zoning Regular Meeting Monday, June 19, 2023
3. Charles Kihneman, owner of the property commonly known as 4327 Caspian St., parcel #138M-0-33-196.000, has made an application for the temporary use of an RV during the new construction of his primary structure. Mr. Kihneman was unaware of the Ordinance for RVs and placed it on the property where it currently sits. After receiving a notice of violation, Mr. Kihneman came to the City of Waveland Building Dept. to become compliant. Mayor Jay Trapani gave Mr. Kihneman permission to stay in the RV during this process in order to protect his materials from theft or damage from vagrants in the area. The RV permit will allow continued occupancy for 180 days.
4. Joyce Moran, owner of the properties commonly known as 100 & 102 E. Meadow Ln, parcel #161D-0-02-027.000, has made an application for a variance in order to split her lot. The property was originally two lots. Therefore, there are currently 2 living structures on the property. Proposed parcel 1 will need a 100' street frontage variance since it will not be directly off the street but use an easement from parcel 2. Parcel 2 will need an 80' street frontage variance as it will have 20' of street frontage along E. Meadow Ln.
5. Raymond Langlois, owner of the property commonly known as 419 Waveland Ave, parcel #162K-0-10-090.000, has made an application for variances in order to place an accessory storage shed closer to his property lines. His request is for a 5' variance from the required 10' on the side property line and 10' variance from the required 15' rear property line as stated in Ord. #349 for accessory structures more than 12' away from the primary structure. This is to place the shed far away from a protected live oak tree.
6. Eugene Ferry Jr., owner of the property commonly known as 115 St. Joseph St., parcel #161M-0-11-013.000, has made an application for variance in order to split his lot into 3 new parcels. Proposed parcels 1 & 2 will need a 70' street frontage variance and proposed parcel 3 will need a 30' street frontage variance from the required 100' street frontage as stated in Zoning Ord. #349. No variances need for square footage requirement on the proposed new parcels.
7. Suzette Surbeck, owner of the property commonly known as 226 Sandy St., parcel #162J-0-10-210.000, has made an application for the temporary use of an RV during new construction of her primary residence. The RV permit will allow occupancy for 180 days.
8. Tom and Joal Stone, owners of the property commonly known as 115 Mollere Dr., parcel #161F-0-02-042.000, have made an application for variances in order to place an accessory structure closer to their property lines. Their request is for a 10' variance from the required 25' rear setback from the property line as stated in Ord. #349 for accessory structures less than 12' away from the primary structure. This will make the rear setback 15' from the property line.

9. Gary Ponthieux & Kacey Edwards, owners of the property commonly known as 118 Seabrook Dr., parcel # 161B-2-01-019.008, have made an application for a conditional use in order to construct an accessory structure larger than the allowed maximum 500 square feet as stated in Zoning Ord. #349. They are also requesting a 5' left side-yard variance from the required 10' from the property line and a 5' rear-yard variance from the required 15' from the property line. His proposed structure will be 1,200 square feet and have a 5' setback from the left side-yard and 10' setback from the rear property lines.
10. Tabitha Thompson, leasing the property commonly known as 541 Hwy 90, parcel #138Q-0-34-038.000, has made an application for a Conditional Use in order to operate a Medical Cannabis Micro Cultivation Facility. The property is currently zoned C-3: Highway Commercial and Zoning Ord. #349 does not have any requirements or conditions concerning medical cannabis.
11. Comments from Chair, Commissioners, & Staff
 - A. Planning & Zoning Ord. #349 Amendments
 - B. City of Waveland Comprehensive Plan 2009
12. Public Comments to the Commissioners
13. Adjourn: AT _____ P.M.